

Chapter 246-272A WAC – Onsite Sewage System Rules Comparison Chart

<i>Issue</i>	<i>Current Rules</i>	<i>Current Draft</i>
<i>Local Health Jurisdiction Plans</i>	The local health officer shall develop and implement plans to:	<u>Two-tier planning</u> Full plans, as described in the RDC draft, must be completed only by local health jurisdictions with Marine Shorelines.
	Monitor all OSS performance within areas of special concern;	<ul style="list-style-type: none"> • Inventory of all known systems; • Identify areas where OSS could pose an increased health risk; • Define O&M requirements commensurate with risks; • Describe the capacity of local jurisdiction to assure adequate O&M; • Must be adopted by local board of health
	Initiate periodic monitoring of each OSS, by Jan 2000, to assure owner properly maintains and operates the OSS;	
	Disseminate relevant O&M information.	<p>Marine Shoreline counties must complete their plans and provide them to DOH for review 2 years after rule adoption</p> <p>Local health officers should coordinate with local planning agencies in the development of OSS plans.</p> <p>All other counties will complete an abbreviated plan consisting of descriptions of how they will:</p> <ul style="list-style-type: none"> • educate homeowners; • encourage homeowners to complete inspections; and • fund their local plan. <p>DOH is required to complete guidance for the plans within 1 year of adoption</p>
<i>O&M Inspections</i>	Septic tank inspections every three years to determine level of solids	<p>System inspections every three years for gravity</p> <p>Annual inspections for more complex systems</p> <p>Homeowners to provide information about known changes and maintenance at the time of property transfer.</p> <p>NOTE: Homeowners continue to be able to inspect their own systems.</p>

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<i>O&M Design</i>	Septic tanks within 12 inches of grade; pump chambers to grade	Access to conventional gravity systems may be buried six-inches under ground at the discretion of the local health officer.
	Guidance requires alarms and diagnostic tools, not mentioned in the rules	All other systems must come to grade.
		All accesses must be secured to minimize injury in a manner approved by the local health officer
		Alarms and diagnostic tools required
<i>Treatment Levels</i>	Two treatment standards – 1&2	Treatment Levels A, B, C, D, E & N Six treatment levels are identified to provide more appropriate matching of soil types and site conditions to treatment level
<i>Soil Description and Types</i>	Soil Table listing soil types	Soil Types made more consistent with EPA manual. Changes will likely result in some larger drainfields for sandy soils.
<i>Minimum Lot Size</i>	Applies primarily to the creation of new lots; most existing lots grandfathered.	Applies primarily to the creation of new lots; most existing lots grandfathered.
	Starting point lot size for public water 12,500 sq. feet to 22,000 sq. feet depending on soil type	Starting point for public water ½ acre for all soil types
	As little as 12,500 sq. feet available for all lots with appropriate justification	As little as 12,500 sq. feet available for all lots with appropriate justification DOH is required to complete guidance for the application of Method II within 1 year of effective date